



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JANUARY 12, 2021
8:30 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christina Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Paulette DelGrosso, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Dorian Koloian, Senior Code Compliance Officer
Matthew Miller, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Lois Turowski, Code Compliance Officer

Respondents and witnesses

CE20080511: Courtney Crush
CE20030502: Bessie Williams
CE20060488; CE20100224: John Brown
CE20090181: Andrea Andrada
CE20050328: Elliot Kessler, power of attorney; Jason LaPaglia, property manager
CE20090537: Elliot Kessler, power of attorney; Jason LaPaglia, property manager; Sanford Freedman, attorney; Alan Egert, general contractor; William Arthur, architect
CE19090635: Spencer Yee
CE19120383: R. Moorehead; John Brown
CE19080890: Jeremy Dubois
CE20080483: Richard Siexas
CE02100543: Joseph Flynn
CE19071860: Steven Williams
CE20100987: Jessica Stein
CE19080536: Minnie Pearl McNair
CE19110589: Tamara Esquivel; Edward Esquivel
CE20091088: Michael Millner; Bertie Millner
CE17121300; CE18070838: Beth Brooks
CE19121180: Ziad Ibrahim
CE20060050: James Facciolo, attorney
CE20110458: Michael Reisig
CE20050819: Greg Branum
CE20110470: Chelsea Bishop
CE20011481: Patricia Rathburn

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

Special Magistrate Hearing

January 12, 2021

Page 2

The meeting was called to order at 8:38 A.M.

Case: CE20091088

2260 NE 62 ST

Owner: MILLNER, MICHAEL RAYMOND II; MILLNER, BERTHA

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **WITHDRAWN**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE DRIVEWAY IS CRACKED AND NEEDS TO BE RESURFACED.

Officer Murray presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$50 per day, per violation.

Michael Millner agreed to comply within 34 days. He was in the process of getting estimates for the work.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day, per violation.

The following two cases for the same owner were heard together:

Case: CE20050328

Citation

100 N FEDERAL HWY CU 3

Owner: WAVERLY 1 & 2 LLC

This case was first cited on 12/7/20 to comply by 12/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, said in September she had met with property representatives and the representatives had subsequently promised to submit remediation plans within a week, but no plans had been submitted in the allotted time so Officer DelGrosso had prepared two inspection reports for the two property addresses. On November 4, Chief Building Inspector George Oliva had indicated to her that he informed the representatives that they had 30 days to list the general contractor on the permit application or a citation would be issued with a fine of \$150 per day, per violation. On December 3, Officer DelGrosso had informed the architect that the contractor's name was still not on the permit application and the City would begin the daily fine of \$150 per day per violation on December 4. Despite the warning, on Monday, December 7, the contractor's name had still not been added, so she had created the citations for the building disrepair violations. She recommended imposition of the fines.

Sanford Freedman, attorney, said the damage to the facade was caused by defects in its construction and they felt the original contractor, engineer and architect should bear responsibility.

Ms. Hasan explained that the citations had not been appealed, so the request today was to impose the fines. She stated the property had a valid demolition permit and if the portions of the facade related to the permit were removed, the property would be in compliance.

Special Magistrate Hearing

January 12, 2021

Page 3

Ms. Flynn noted it was confusing regarding the finding of fact for a violation and which violation was accruing the fine: the lack of a contractor on the permit application or the building being in disrepair.

Officer DelGrosso clarified that the inspection reports cited 9-306: Exterior of the structure not maintained. This had also been on the citations. She stated this was a request to impose fines regarding the citation.

Ms. Tell said a letter had been sent to the owner indicating that the property was "in violation of an order" and this would be heard on January 12.

Alan Egert, general contractor, said his company name had been entered onto the permit application on December 3. He did not understand why Officer DelGrosso did not find their name on the application on December 7. Ms. Hasan clarified that the citation violation related to the exterior of the structure not being maintained, not the permit application.

William Arthur, architect, said this was not a maintenance issue. He claimed the City had failed to note when it inspected the project that this work was not per the approved plans and not to code; there were significant structural defects. Ms. Hasan stated that was not relevant to the citation. Mr. Arthur said they had submitted plans for demolition and repair in September and October but the plans had been lost by the City for a time and later there had been confusion about the process numbers. He described his efforts to resolve the issues.

Ms. Hasan stated the issue today was the citation(s) regarding 9-306: Exterior of the structure not maintained. She explained to the owner's representatives that citations provided a period of time to comply, as well as a time period to appeal the citation. No representative had filed an appeal, so the case was being heard to request imposition of the fines. She reiterated that once the damaged parts were demolished under the valid demolition permit, the property would be in compliance; they did not need to wait for the repair permit and the corrective work to be done.

Mr. Freedman said they had already spent \$40,000 to remove the damaged façade. He said the damage had been caused by a "lack of proper building materials" and the "lack of adequacy in every respect." He wanted to wait for both permits to be issued.

Mr. Egert said he could begin demolition within 48 hours and the work could be done within 10-12 days. Ms. Hasan said once the façade was demolished, the property would be in compliance. Mr. Arthur claimed that the Building Code did not allow them to perform demolition only; the other permit must be approved before any work could occur. Ms. Hasan said the issued permit for demolition allowed the holder to perform the work.

Ms. Flynn wanted to stop the fines accruing and allow time for the respondent to complete demolition and they would address the fines later.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/9/21 hearing.

Case: CE20090537

Citation

110 N FEDERAL HWY

Owner: WAVERLY 1 & 2 LLC

This case was first cited on 12/7/20 to comply by 12/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/9/21 hearing.

Case: CE20110458

6733 NW 29 TER

Owner: REISIG, MICHAEL STEVEN

Service was via posting at the property on 12/16/20 and at City Hall on 12/29/20.

Special Magistrate Hearing

January 12, 2021

Page 4

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a) **COMPLIED**

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR; THE FENCE IS LEANING AND HAS MISSING SLATS AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR WALLS HAVE STAINS AND IS DIRTY.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Michael Reisig said he had already addressed the tree and shrub issues and was in the process of obtaining fencing. He was also in the process of repainting the structure. He agreed to comply within 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE19020850

2775 NW 63 CT

Owner: CHARLESTON ENTERPRISES LLC

This case was first heard on 8/1/19 to comply by 10/31/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, said one violation remained and recommended imposition of the fines.

The owner's representative said it had taken two and a half years to get a permit for the paving and marking. They had received the permits two months ago and had passed engineering inspection the previous day.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE20050819

3665 SW 16 ST

Owner: HANSON, HEATHER

Service was via posting at the property on 12/14/20 and at City Hall on 12/29/20.

Matthew Miller, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE TAKING PLACE AT THE SUBJECT PROPERTY. ITEMS CONSIST OF BUT NOT LIMITED TO: BRICKS, CHILDREN TOYS AND BIKES, LADDERS, STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

9-278(e)

COMPLIED

Officer Miller presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day, per violation.

Greg Branum agreed to comply within 34 days.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$100 per day, per violation.

Case: CE20100987

1658 SW 30 TER

Owner: BAF ASSETS LLC

Service was via posting at the property on 12/14/20 and at City Hall on 12/29/20.

Matthew Miller, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 47-34.4.A.1

THERE ARE TWO COMMERCIAL VEHICLES BEING STORED OVERNIGHT ON THE PROPERTY.

Officer Miller presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Jessica Stein said they were working with the tenants. Officer Miller said the vehicles were present the previous day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE-19121180

3390 SW 23 ST

Owner: IBRAHIM, ZIAD

Service was via posting at the property on 12/14/20 and at City Hall on 12/29/20.

Matthew Miller, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Special Magistrate Hearing

January 12, 2021

Page 6

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED.

Officer Miller presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day, per violation.

Ziad Ibrahim said he was short selling the property. He had found a buyer to purchase the property with a closing date of March 21. He said he could not afford to do any work on the property.

Ms. Flynn found in favor of the City and ordered compliance within 44 days or a fine of \$100 per day, per violation.

Case: CE-19110330

660 SW 30 AVE

Owner: LAMADIEU, MYRTAILE

This case was first heard on 3/5/20 to comply by 4/16/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,525 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

The owner's representative said he and his mother had been living in New York when the property was cited and they had contracted Covid-19. He said addressing the driveway violation would be expensive. Officer Koloian said there were still areas of the walls that needed painting as well.

Ms. Flynn granted a 10-day extension for 9-306 and a 44-day extension for 9-304(b), during which time no fines would accrue.

The following two cases for the same owner were heard together:

Case: CE20080483

1603 SW 30 AVE

Owner: RKR PRIME ENTERPRISES LLC

This case was first heard on 10/14/20 to comply by 10/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines.

Richard Siexas said he needed additional time.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20080485

1611 SW 30 AVE

Owner: RKR PRIME ENTERPRISES LLC

This case was first heard on 10/14/20 to comply by 10/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

January 12, 2021

Page 7

Case: CE19080890

1515 SW 25 AVE

Owner: DUBOIS, JEREMY

This case was first heard on 1/16/20 to comply by 4/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting a \$500 fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommended reducing the fines to \$500.

Jeremy Dubois said this was a rental property with a property manager. Once he learned that the property manager was not keeping up the property, he had acted to address the violations. He said the entire sprinkler system must be reinstalled because the former tenant had stolen the pump. Mr. Dubois said he had not worked since February.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

Case: CE-19110589

2160 SW 16 CT

Owner: ESQUIVEL, TAMARA SUE

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said the owners were working on a complete renovation of the property.

Edward Esquivel agreed to comply within 91 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE20110470

2406 GULFSTREAM LN

Owner: BISHOP, DIANE M L &; BISHOP, CHELSEA KATHRYN R ET AL.

Service was via posting at the property on 12/15/20 and at City Hall on 12/29/20.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS, AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS VIOLATION WAS PREVIOUSLY CITED ON SEPTEMBER 15TH, 2020 UNDER CASE

Special Magistrate Hearing

January 12, 2021

Page 8

CE20090557 AND AGAIN ON JANUARY 27TH, 2020 UNDER CASE CE-20011360. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

Officer Garcia presented the case file into evidence and said the property was now in compliance. He requested a finding of fact that the violation had existed as cited.

Chelsea Bishop said the former property manager had not been taking care of the property. She had hired a new management company.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE19071860

1651 NW 26 AVE

Owner: WILLIAMS, STEVEN

This case was first heard on 3/5/20 to comply by 4/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,825 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.

Steven Williams said he had not been aware of the first hearing. He said he had found someone to begin painting that day and would get quotes for the roof.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE19080536

1761 NW 29 TER

Owner: MCNAIR, MINNIE PEARL

This case was first heard on 11/7/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,950 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.

Minnie Pearl McNair said her husband was not well but she had taken care of everything. She said they were living on Social Security.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance and allowed 90 days to pay.

Case: CE20030502

NW 21 AVE

WILLIAMS, BESSIE M

This case was first heard on 10/14/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,375 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.

Bessie Williams said she had already removed one truck and was in the process of removing the second.

Special Magistrate Hearing

January 12, 2021

Page 9

Porshia Williams, Code Compliance Manager, said the City's new payment system would allow a respondent to make incremental fine payments.

Ms. Flynn granted a 7-day extension, during which time no fines would accrue.

Case: CE20011481

1317 TANGELO ISLE

Owner: SWINDELL, ROBERT C

Service was via posting at the property on 12/1/20 and at City Hall on 12/29/20.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c)

THERE IS A DERELICT BLUE JEEP WITH FLAT TIRES AND NO TAG PARKED IN THE CARPORT OF THE RESIDENCE.

9-305(b)

COMPLIED

9-308(b)

THERE IS DEBRIS ON THE ROOF INCLUDING A TARP, STAINS AND/OR DIRT COVERING SECTIONS OF THE ROOF WHICH IS NOT A PERMANENT PART OF THE STRUCTURE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance with 18-4(C) within 10 days and with the other violations within 49 days or a fine of \$50 per day, per violation.

Patricia Rathburn said her clients could comply 18-4(C) within 10 days and within 45 days to demolish the carport and comply 9-308(b).

Ms. Flynn found in favor of the City and ordered compliance with 18-4(C) within 10 days and with the other violations within 49 days or a fine of \$50 per day, per violation.

Case: CE-19120383

1217 SW 17 ST

Owner: MOOREHEAD, RONALD

This case was first heard on 8/13/20 to comply by 9/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of fines.

Ronald Moorehead said the project had begun in October but the project had stopped for some time and he was unsure why. Mr. Moorehead said he had paid the contractor \$20,000 for the work and they were currently working on it. He complained about harassment by his neighbor.

John Brown, neighbor, stated he had not harassed the contractor. He stated delays had nothing to do with him.

Ms. Flynn imposed the \$3,700 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

January 12, 2021

Page 10

Case: CE19090635

Request For Extension

1200 SW 31 ST

Owner: YEE, SPENCER & RAZAVILAR, PEJEMAN

MCDavid, MICHAEL & LEE, EUGENE

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Spencer Yee said the demolition company had been working on a permit but they had needed to get FPL to disconnect the power first. The power had been disconnected and work would begin soon. He requested 60 days.

Mike Sanguinetti, Code Compliance Officer, agreed to the request for 60 days.

Ms. Flynn granted a 62-day extension, during which time no fines would accrue.

The following two cases for the same address were heard together:

Case: CE17121300

2631 SW 12 TER

Owner: BROOKS, BETH KAY LE ET AL., BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,900.

Mike Sanguinetti, Code Compliance Officer, said the owner had been given several extensions over the year and now had a letter of intent for Rebuild Florida to repair or rebuild the home.

Beth Brooks said Rebuild Florida was applying for permits and they had informed her that work would begin soon. She requested 90 days.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE18070838

2631 SW 12 TER

Owner: BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 12/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,600.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE20100543

1625 NE 1 AVE

Owner: FLYNN, JOSEPH X

Service was via posting at the property on 12/30/20 and at City Hall on 12/29/20.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE SHUTTERS ON THE FRONT OF THIS PROPERTY ARE MISSING PARTS AND ARE IN GENERAL DISREPAIR. THE AWNING AND SHUTTERS ARE STAINED AND IN NEED OF CLEANING.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Special Magistrate Hearing

January 12, 2021

Page 11

Joseph Flynn requested additional time because he was anticipating being reinstated by his employer. He requested 90 days. Officer Turowski suggested 56 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day.

Case: CE20060050

Citation

4771 BAYVIEW DR

Owner: TENAGLIA, AMADEO; TENAGLIA, MARIA ELIZABETH

This case was first cited on 6/30/20 to comply by 7/5/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$36,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, said the property was still being advertised for vacation rental.

James Facciolo, attorney, explained that the tenants had advertised the property for vacation rental. The tenants had been evicted and the owner was in court regarding his own guardianship. Mr. Facciolo had contacted Airbnb and presented them with the eviction papers, but Airbnb refused to take the advertisement off the site unless contacted by the tenants, who had posted the ad. Mr. Facciolo had been unable to locate the tenants. He said the home was being sold. Ms. Flynn was concerned about finding the property owner to be liable when he may not be competent.

Ms. Hasan asked about Maria Tenaglia and Mr. Facciolo stated Maria was the owner's daughter, whom the owner's son had given an interest in the property without the owner's permission.

Ms. Hasan suggested Mr. Facciolo file an affidavit that the property was no longer being rented. Mr. Facciolo agreed.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE20080511

608 ANTIOCH AVE

Owner: WINTERSET HOTEL LL

Service was via posting at the property on 12/7/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-19.4.D.8. **COMPLIED**

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Courtney Crush, attorney, requested 14 days to comply.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE20060488

74 FIESTA WAY

Owner: BROWN, JOHN A

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Special Magistrate Hearing

January 12, 2021

Page 12

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

John Brown agreed to comply within 14 days. He agreed to cover the pool if he could not pull the permits quickly.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE20100224

74 FIESTA WAY

Owner: BROWN, JOHN A

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18060110. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Snyder presented the case file into evidence and stated the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE20110274

50 ISLE OF VENICE DR

Owner: 50 ISLE OF VENICE LLC;
% JOHN A BROWN

Service was via posting at the property on 12/3/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11(a) **COMPLIED**

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18072324. THIS CASE SHALL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING REGARDLESS AS TO WHETHER COMPLIANCE IS ACHIEVED IN ORDER TO OBTAIN A FINDING OF FACT.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Special Magistrate Hearing

January 12, 2021

Page 13

John Brown said they should have a permit to construct a new building on the site within a week or so. He said they had recut the landscaping three days ago. Officer Snyder pointed out that these were recurring violations at Mr. Brown's properties.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE20090181

90 ISLE OF VENICE DR 7/8

Owner: AQUA DI VENICE LLC

Service was via posting at the property on 12/3/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-19.6.E. **COMPLIED**

THERE IS A VESSEL DOCKED AT THIS PROPERTY WHICH EXTENDS MORE THAN 30% INTO THE NAVIGABLE WATERWAY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Andrea Andrada agreed to comply within 35 days. She said they were almost finished with the work.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE20091086

2211 NE 62 ST

Owner: CREHAN, MICHAEL

Personal service was made on 12/2/20. Service was also via posting at City Hall on 12/29/20.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS CRACKED AND NEEDS RESURFACING.

9-305(a)

COMPLIED

24-27.(b)

COMPLIED

Officer Murray presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day.

Special Magistrate Hearing

January 12, 2021

Page 14

Case: CE20101196

2300 NW 15 CT

Owner: RA INVESTMENT HOMES LLC

Service was via posting at the property on 12/1/20 and at City Hall on 12/29/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC
RIGHT-OF-WAY AND BLOCKING THE STOP SIGN.

Officer Proto presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day.

Case: CE19090856

1642 NW 25 TER

Owner: BENTON, KOFI BENTON, KENZI & BENTON, LOUIS

Service was via posting at the property on 12/1/20 and at City Hall on 12/29/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

WITHDRAWN

9-304(b)

THERE IS A VEHICLE PARKED ON THE LAWN AREA. THE ASPHALT DRIVEWAY IS
NOT BEING MAINTAINED IN A SMOOTH WELL-GRADED CONDITION. THERE ARE
POTHOLES AND UNEVEN ASPHALT IN THE DRIVEWAY.

9-306

THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR AND DAMAGED. THERE
ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE STAINS OR IS
MISSING PAINT. THE GARAGE DOOR IS DENTED AND DAMAGED IN AREAS.

9-308(a) **WITHDRAWN**

18-12(a) **COMPLIED**

THERE IS GRASS AND WEED OVERGROWTH, TRASH AND LITTER ON THE PROPERTY.

9-308(b)

THE ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION. THE SHINGLE
ROOF IS DIRTY AND MISSING SOME SHINGLES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
ON THE PROPERTY AND SWALE AREA.

9-313.(a) **COMPLIED**

Special Magistrate Hearing

January 12, 2021

Page 15

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE20100309

1712 SW 24 ST

Owner: MARINA MILE 1712 LLC

Service was via posting at the property on 12/10/20 and at City Hall on 12/29/20.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT A PERMANENT
FEATURE ON THE ROOF.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE20100047

68 FIESTA WAY

Owner: MCCABE, JAMES JOSEPH III

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

Officer Snyder presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE20100158

319 CORAL WAY

Owner: BAKSA, PETER

Service was via posting at the property on 12/7/20 and at City Hall on 12/29/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-308(b)

THE ROOF AT THIS PROPERTY IS DIRTY/STAINED WITH MILDEW.

47-19.3(h)

THERE IS A WATERCRAFT DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH
A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES.

Special Magistrate Hearing

January 12, 2021

Page 16

Officer Snyder presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE20060750

3300 SW 17 ST

Owner: RAMIREZ, YASEL LOPEZ

Service was via posting at the property on 12/14/20 and at City Hall on 12/29/20.

Matthew Miller, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 47-21.15.A

THERE WAS A TREE REMOVED FROM THE PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

Officer Miller presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$100 per day.

Case: CE20020824

2401 CAT CAY LN

Owner: WOLFER, KEVIN MICHAEL

Service was via posting at the property on 12/2/20 and at City Hall on 12/29/20.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE19031966

Vacate Order Of 10/14/2020 and Re-hear

520 SW 29 AVE

Owner: GLASPER, MARVA

This case was first heard on 1/16/20 to comply by 2/20/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,650 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19071349

2828 SW 4 CT

Owner: LEVINTIN REAL ESTATE LLC

This case was first heard on 3/5/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,550 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

January 12, 2021

Page 17

Case: CE-20011645

2929 RIVERLAND RD

Owner: F & F INVESTMENTS GROUP LLC

This case was first heard on 9/9/20 to comply by 10/7/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 and the City was requesting a \$500 fine be imposed.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE19020960

3200 DAVIE BLVD

ORDERED TO REAPPEAR

Owner: SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting a 45-day extension.

Ms. Flynn granted a 45-day extension, during which time no fines would accrue.

Case: CE18071161

3204 DAVIE BLVD

ORDERED TO REAPPEAR

Owner: SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting a 45-day extension.

Ms. Flynn granted a 45-day extension, during which time no fines would accrue.

Case: CE18081968

3300 DAVIE BLVD

ORDERED TO REAPPEAR

Owner: SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting a 45-day extension.

Ms. Flynn granted a 45-day extension, during which time no fines would accrue.

Ms. Flynn accepted into evidence page 28 of complied, closed, withdrawn and rescheduled cases.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

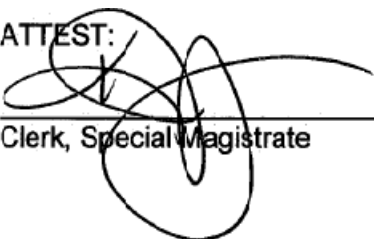
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:10 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate